

Land Plan Update

Fairfield Train Station Specific Plan

March 25, 2010

City's Guiding Principles

- **Transit Oriented Development**
 - Connects to regional job centers
 - Links to entire community
 - Multimodal transit connectivity
 - Appropriate densities close to station
 - Mix of uses



City's Guiding Principles

➤ Neighborhood Crafting

- Encourage walkability
- Authenticity



➤ Strong Sense of Place

- Mixed Use Main Street
- Transit Square
- Plazas and Courtyards
- Civic Spaces and Places



City's Guiding Principles

➤ Create a Robust Open Space System

- Greenbelt
- Linear Park
- Habitat Preserves
- Paseos/ Trails



➤ Provide Recreation Amenities

- Great Park
- Lake Park
- Recreation Centers



City's Guiding Principles

➤ Preserve Key Habitat Areas

- McCoy Creek
- Union Creek
- Protected species habitat



Public Benefits

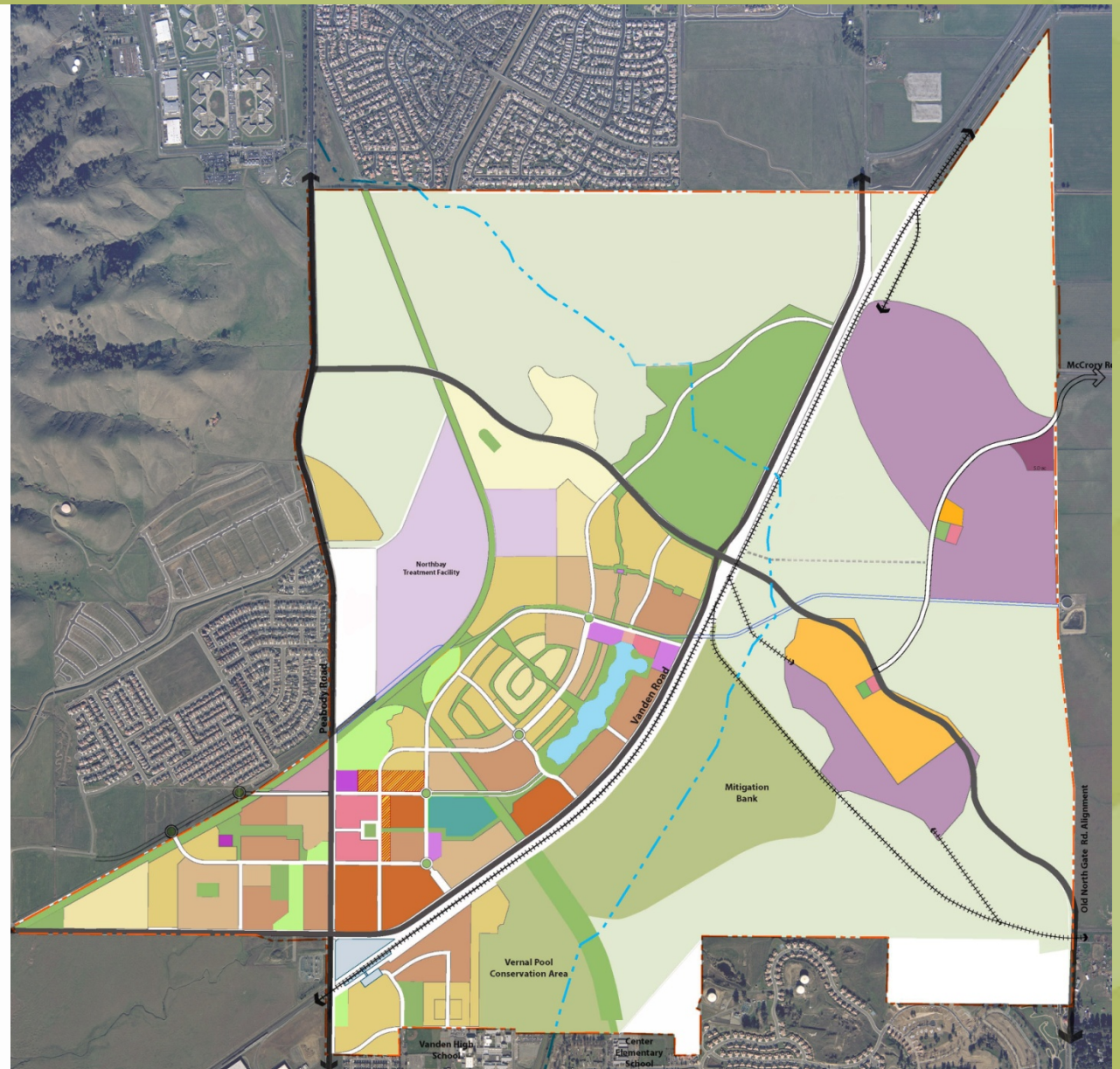
- Promotes use of rail station
- Constructs key inter-city roads
- Job creation – construction
- Job creation – business park
- Open Space Preservation
- Recreational Amenities
- Peabody Road redevelopment
- Supports Travis Air Force Base



Previous Proposed Land Use Plan

LEGEND:

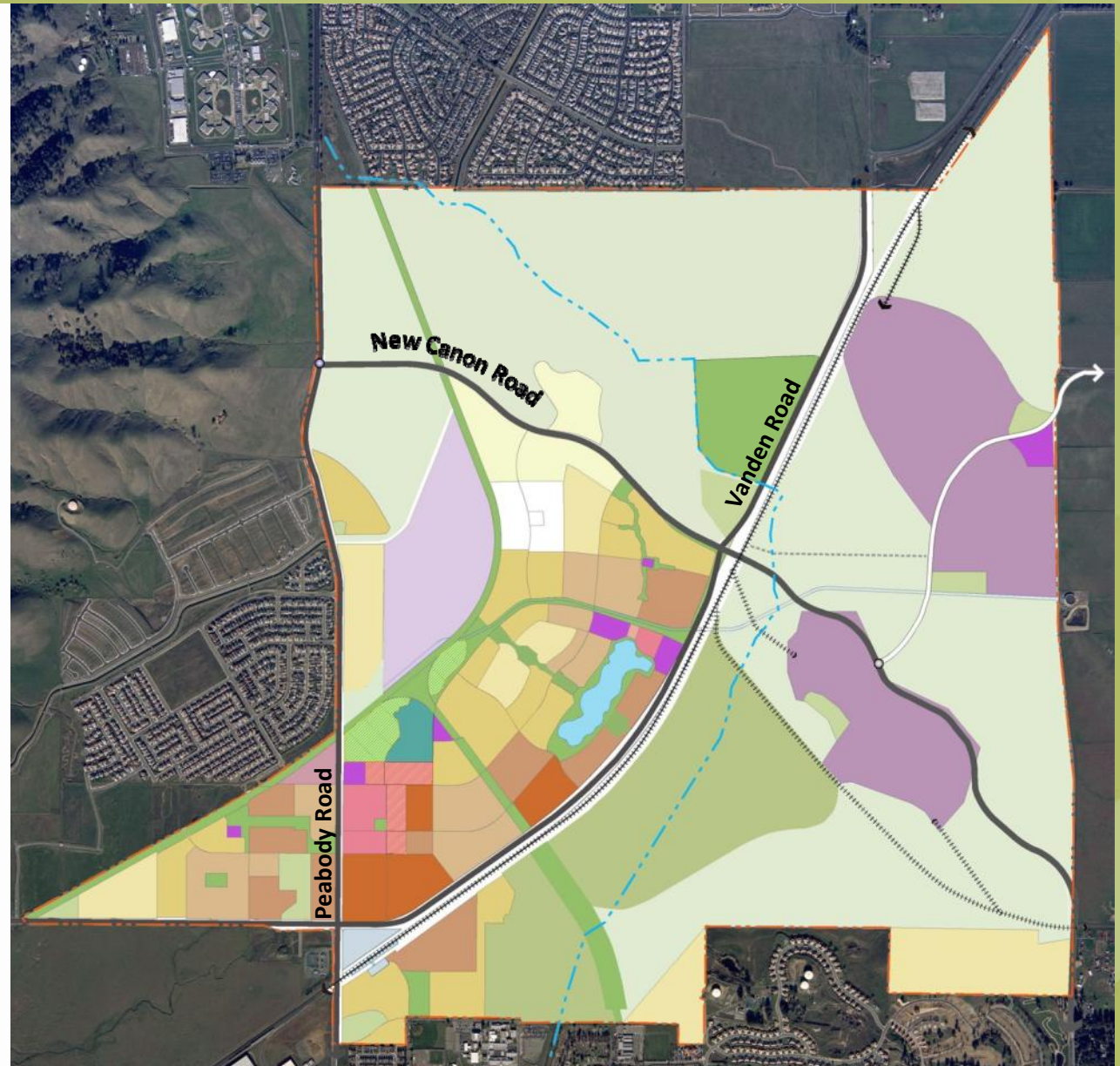
- VHR (22-35 Du/Ac)
- HR (18-22 Du/Ac)
- MHR (12-18 Du/Ac)
- MR (8-12 Du/Ac)
- LMR (4-8 Du/Ac)
- LR (2.5-4.5 Du/Ac)
- Employment
- Retail
- Warehouse (Existing)
- Mixed Use
- Fire Training Center
- School
- Community Facilities (Village Clubs, Rec. Center, Fire Station, District Club, Community Center, Library)
- Water Treatment Facilities
- Train Station
- Park/Linear Park/Open Space
- Wetlands
- Detention Basins
- Mitigation Bank/
Vernal Pool Conservation
- Greenbelt/Conservation Area
- Rail



Proposed Land Use Plan

LEGEND:

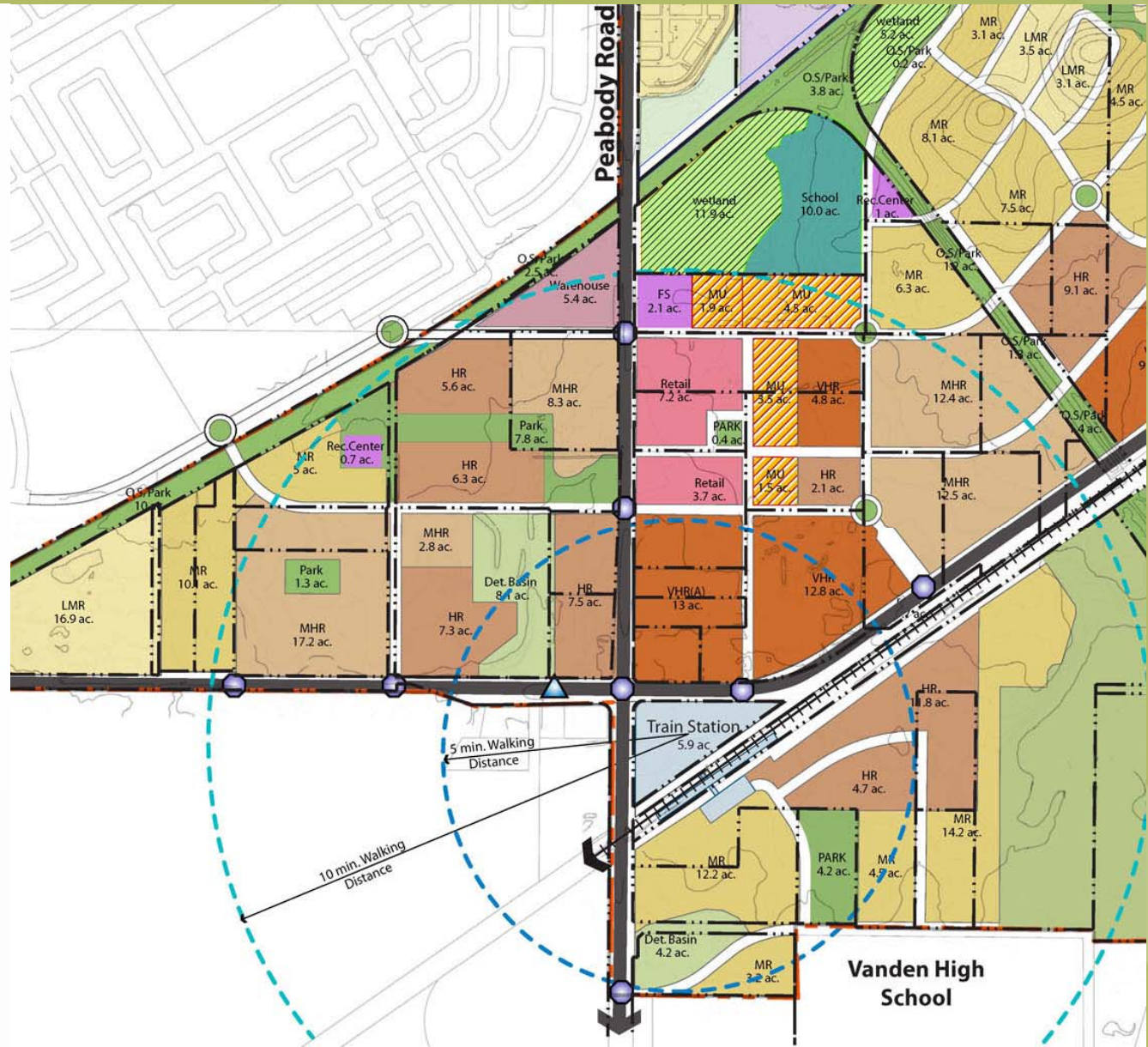
- VHR (22-32 Du/Ac)
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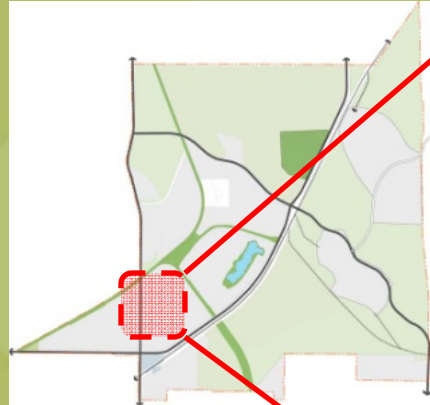
Landuses Align with Ownership Boundaries

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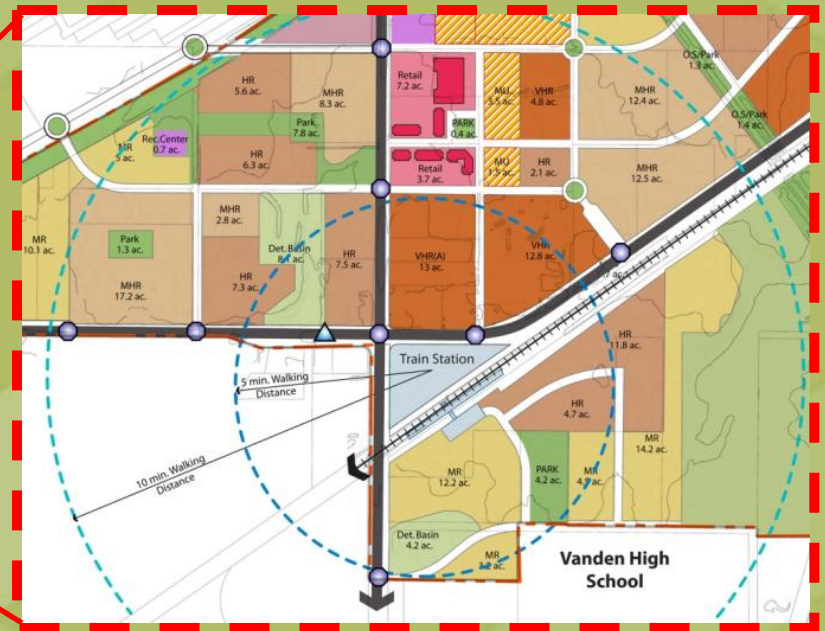
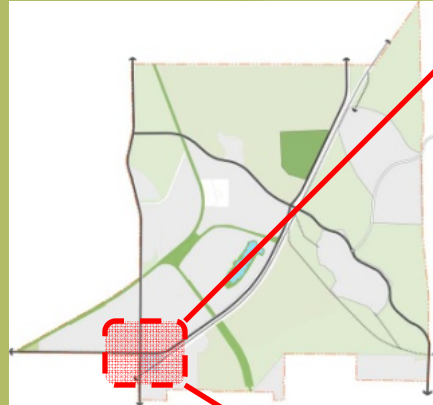
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- Rail
- Signalized Intersections
- Unsignalized Intersections
- Ownership Boundaries



The Town Center – Creating a Strong Sense of Place



The Train Station – Connectivity and Density



Public Lake Park – Great Amenities Make Great Communities

Key Attributes:

1. The Lake is 13 Acres with 12 Acres of surrounding Park

2. Amenities include:

- Parking
- Lake Promenade
- Lake Trail
- Fishing Point
- Seating Plaza
- Benches
- Great Meadow
- Amphitheater
- Themed Gazebo
- Boathouse
- Exercise Station
- Lake Observation



Deck



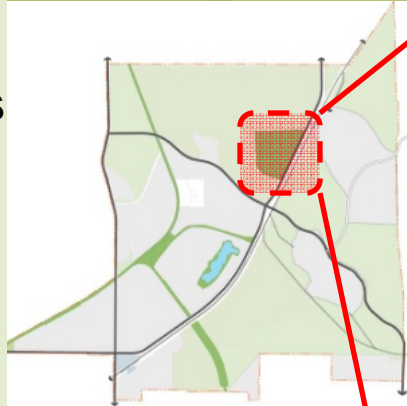
The Great Park – A Citywide Amenity

Key Attributes:

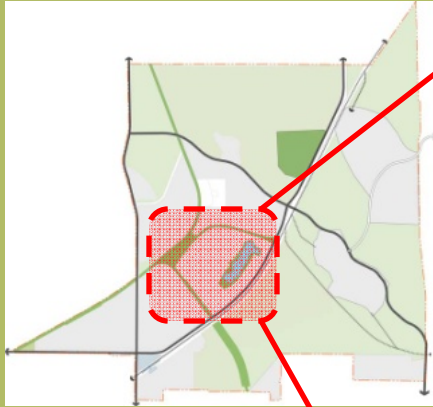
1. This Park is 50 Acres

2. Amenities include:

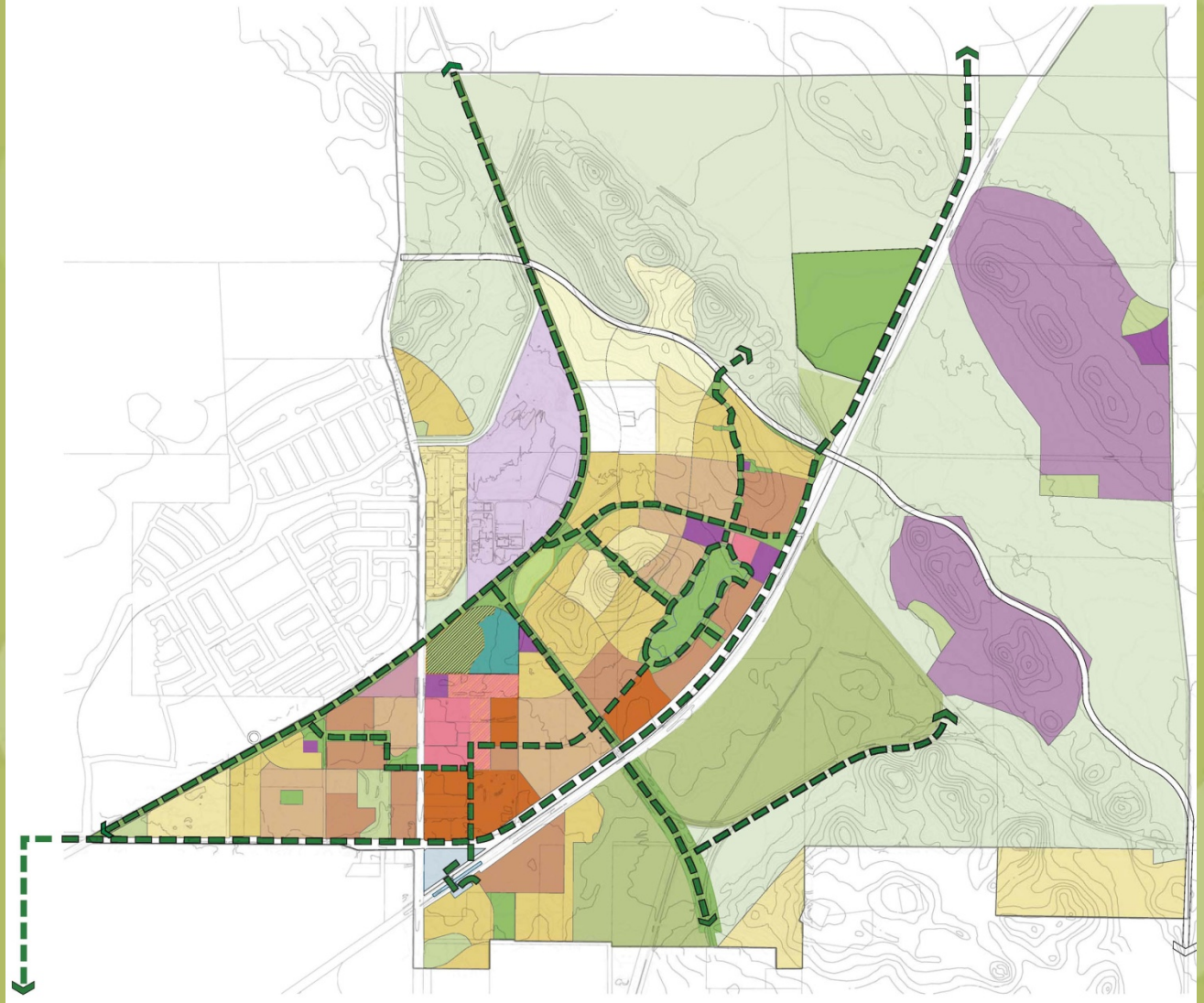
- Sports Fields
- Skate Park
- Picnic Area
- Concession/Restroom
- Tot Lots
- Climbing Wall
- Great Lawn
- Amphitheater
- Jogging Trail
- Restored Union Creek
- Wetlands and Bog
- Airplane Hill Look-out
- Lake
- Fishing Island
- Parking
- Bridge
- Orchard



Icon Streets – Creating Great Public Realm



A Connected System of Trails



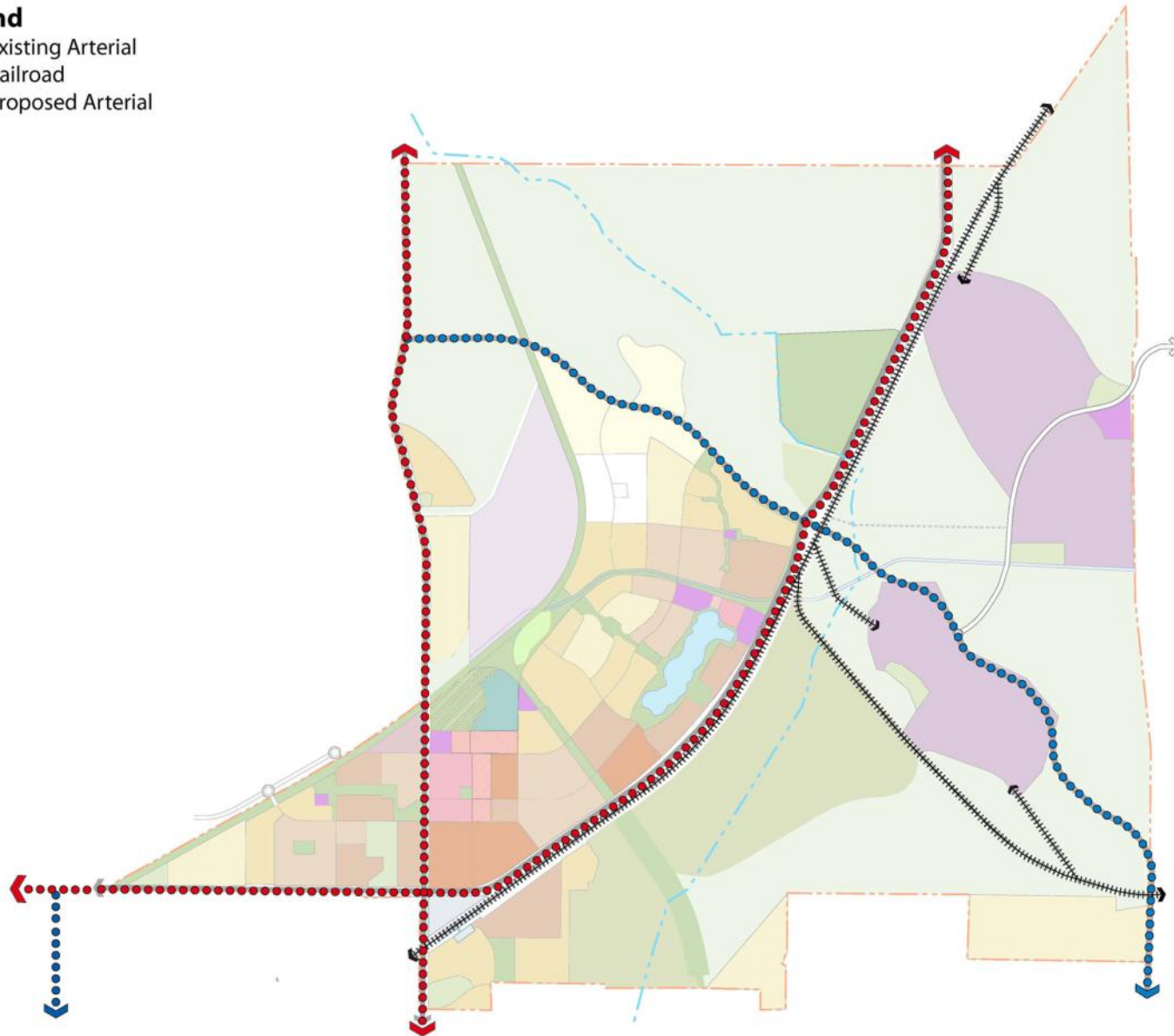
Summary Land Use Table

	Acreage	Dwelling Units (DU)	Square Footage
RESIDENTIAL			
South Area - Residential	219.6	3,650	
North Area - Residential	265.4	2,950	
Potential residential units located on the Vacaville water treatment site		200	
Total Proposed Residential	485.0	6,800	
EMPLOYMENT			
Employment Sub-Total	322.6		5,604,700
PARKS / OPEN SPACE			
Park/Open Space Sub-Total	1,753.5		

Area Roadway Network

Legend

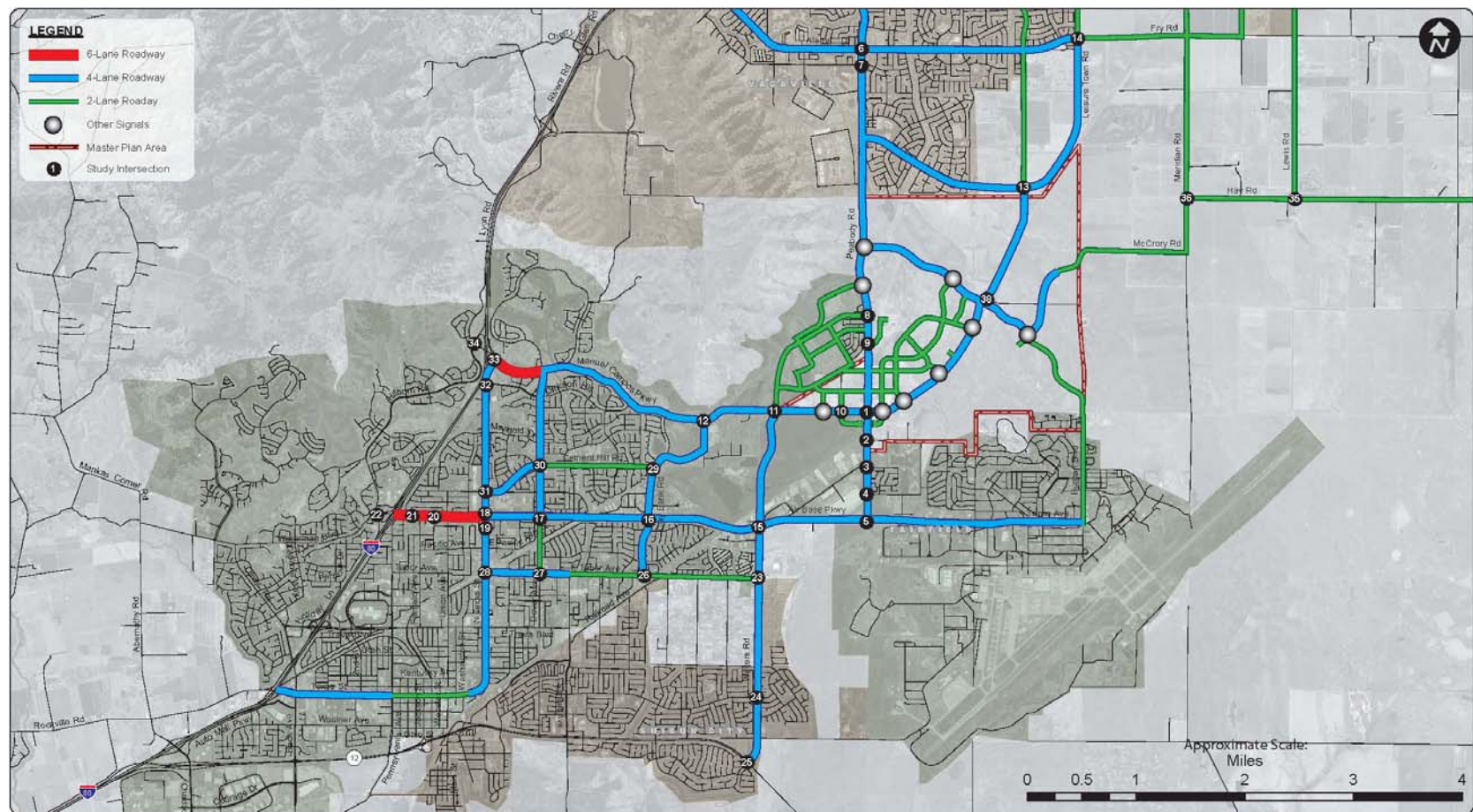
- Existing Arterial
- ++++ Railroad
- Proposed Arterial



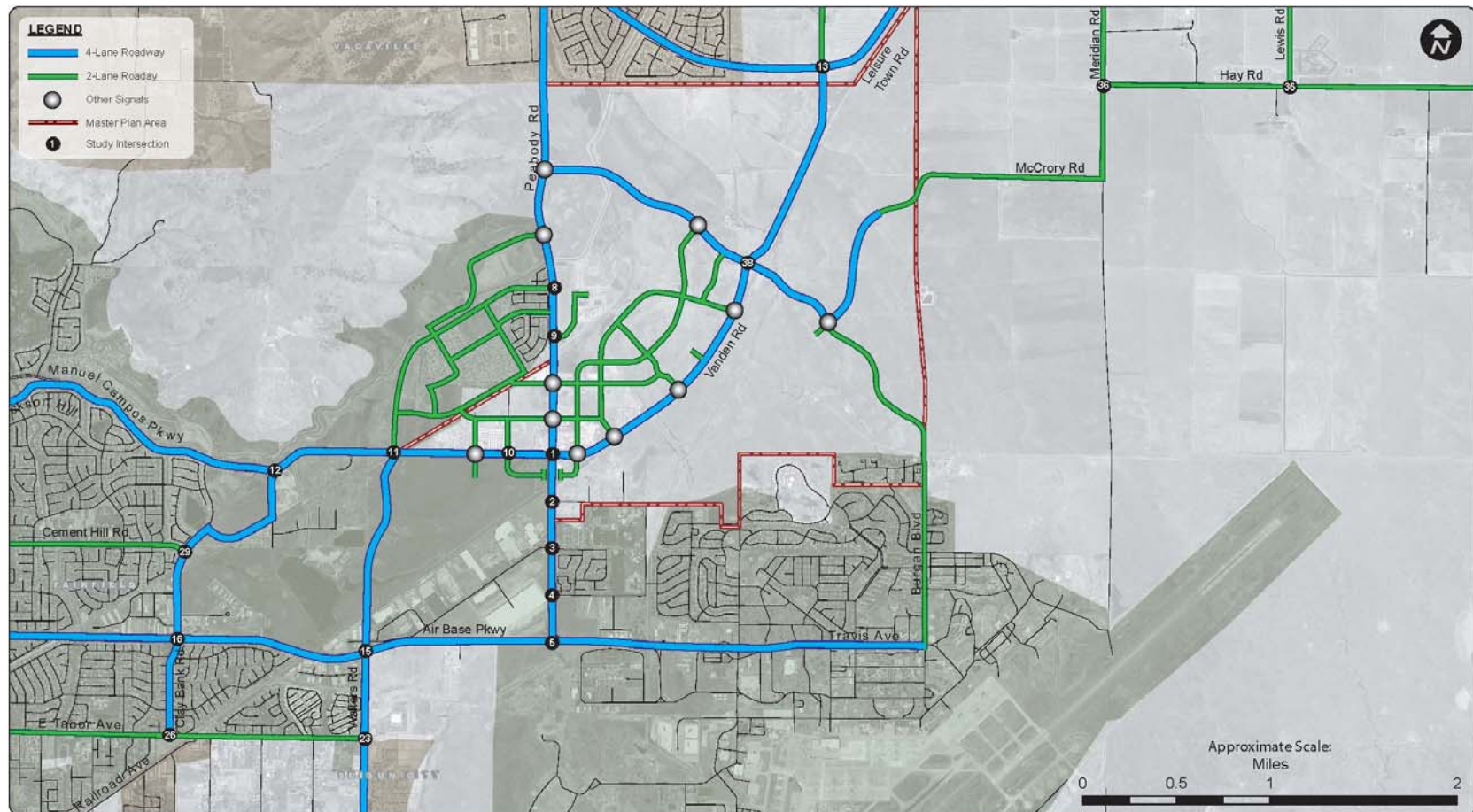
Traffic Analysis

- ***Vehicle trip generation*** based on validated model that reflects the benefits of land use density, diverse mix of uses, transit proximity, and good roadway network design
- ***Vehicle trip distribution*** takes into account the interaction between uses in the Specific Plan area and between the Specific Plan and the region
- ***Regional traffic*** is accounted for with the Solano-Napa Travel Demand Model
- ***Planned/funded roadway improvements*** are included in the future roadway assumptions:
 - Jepson Parkway (4 lanes) - (Walters/Manuel Campos/Peabody/Vanden/Leisure Town alignment)
 - Manuel Campos Parkway completion (4 lanes east of Dover)
 - Peabody Road railroad overcrossing (4 lanes)

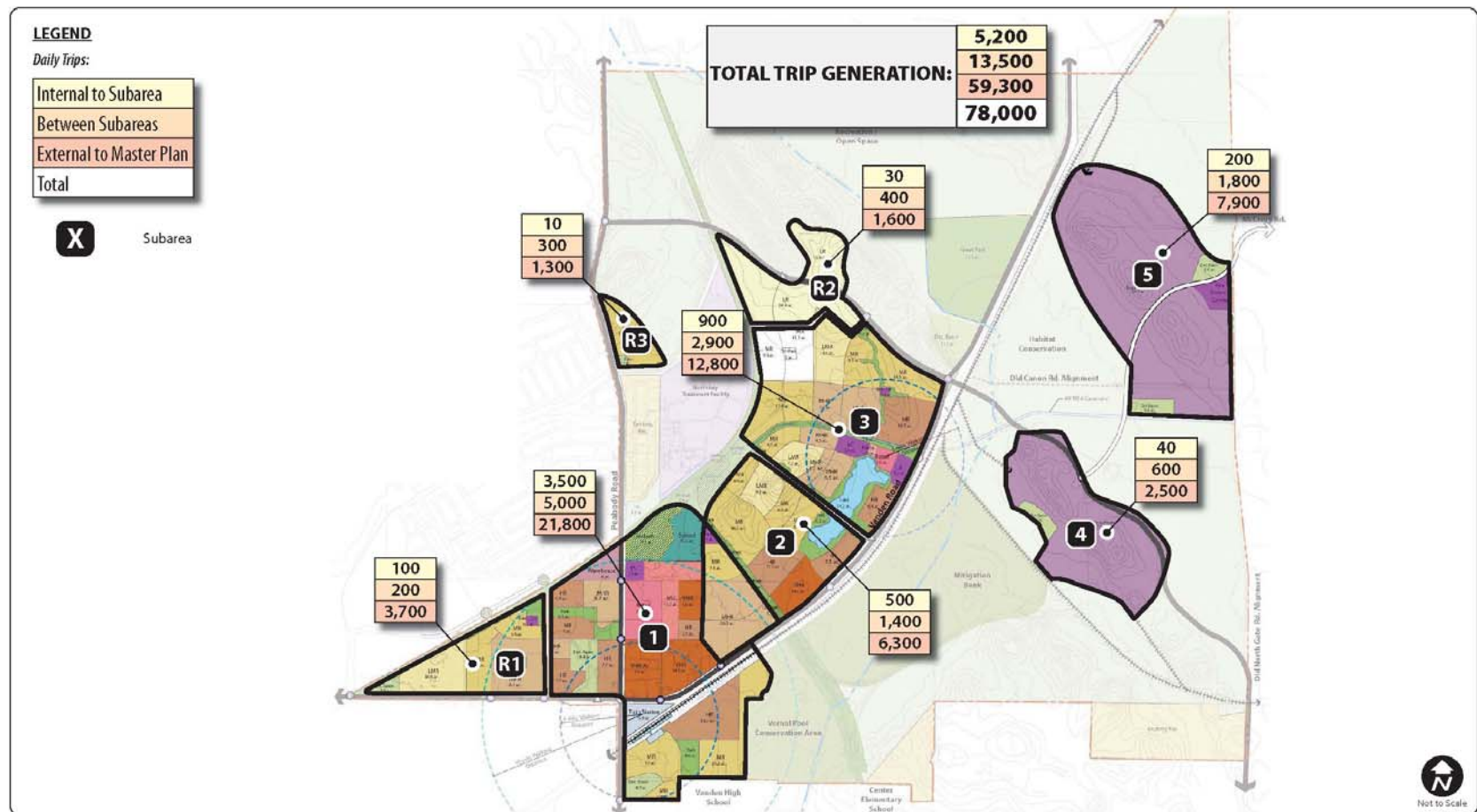
Financially Constrained Roadway Network



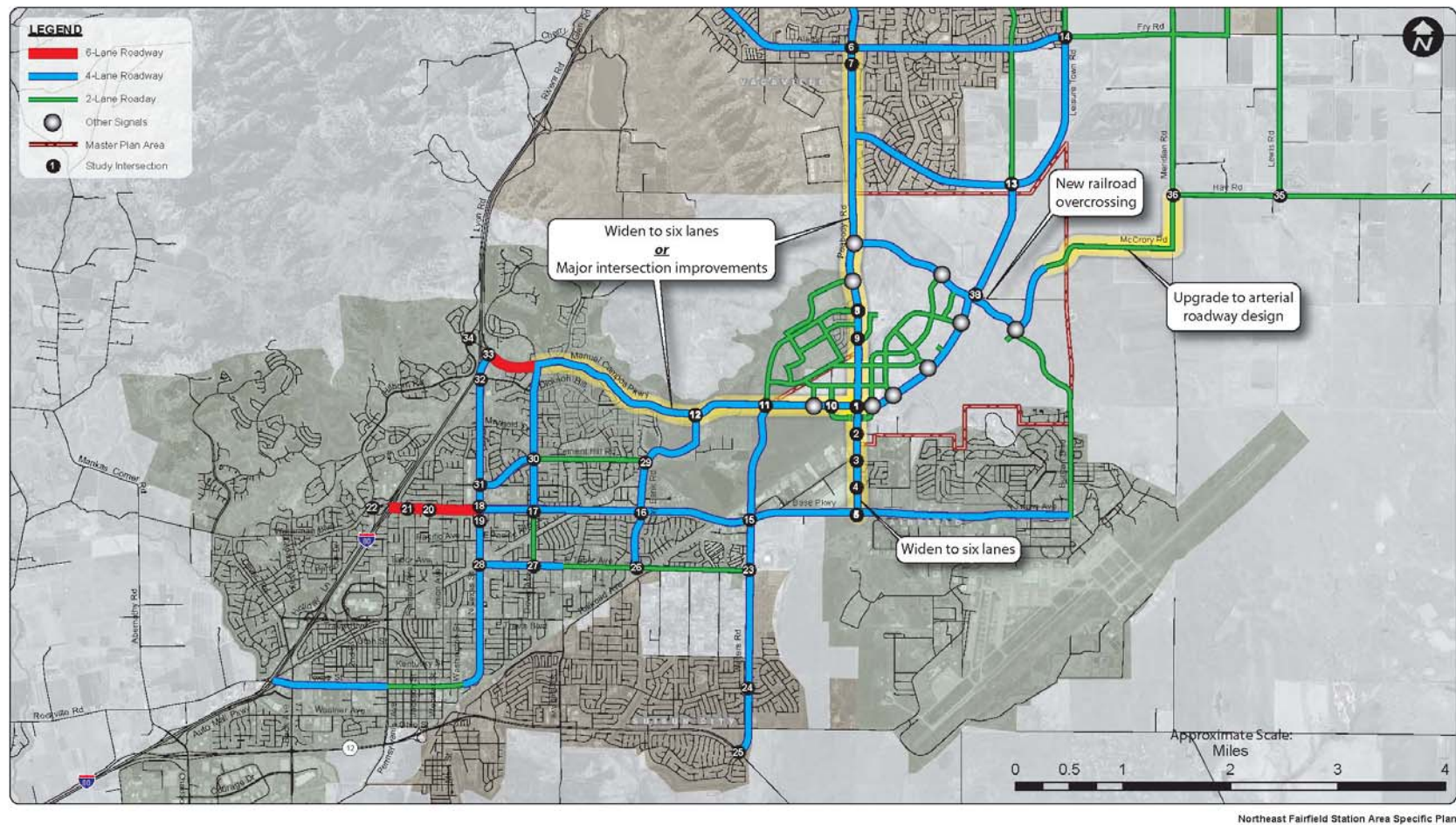
Specific Plan Roadway Network



Daily Vehicle Trip Generation



Preliminary Traffic Mitigations

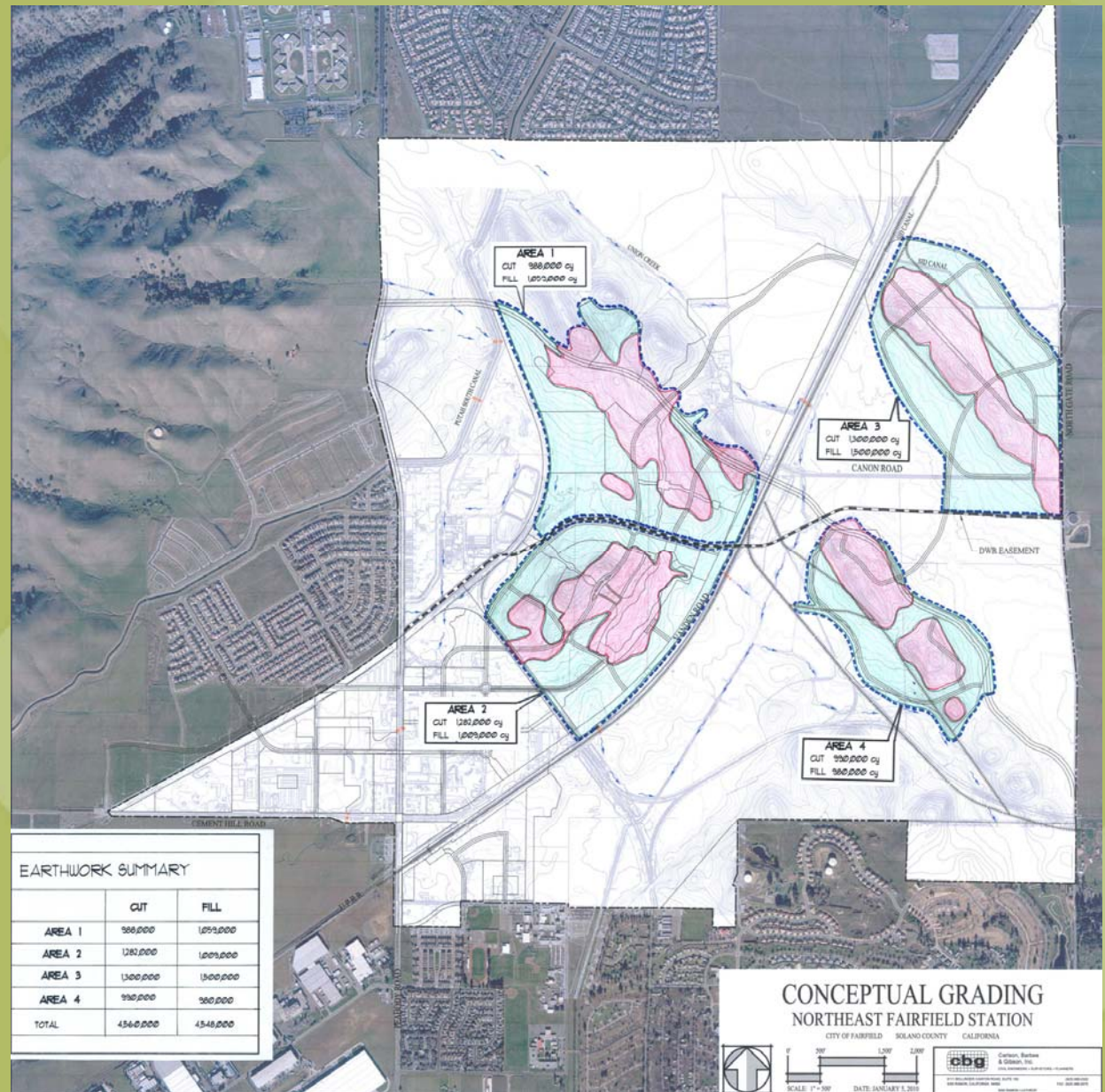


Preliminary Infrastructure Master Plans

- Mass Grading Scheme
- Hydrology & Storm Drainage
 - Permit Compliance
- Sanitary Sewer
 - FSSD Peabody Road “Relief” Pipeline
- Potable Water & Fire Protection
 - Service Zones

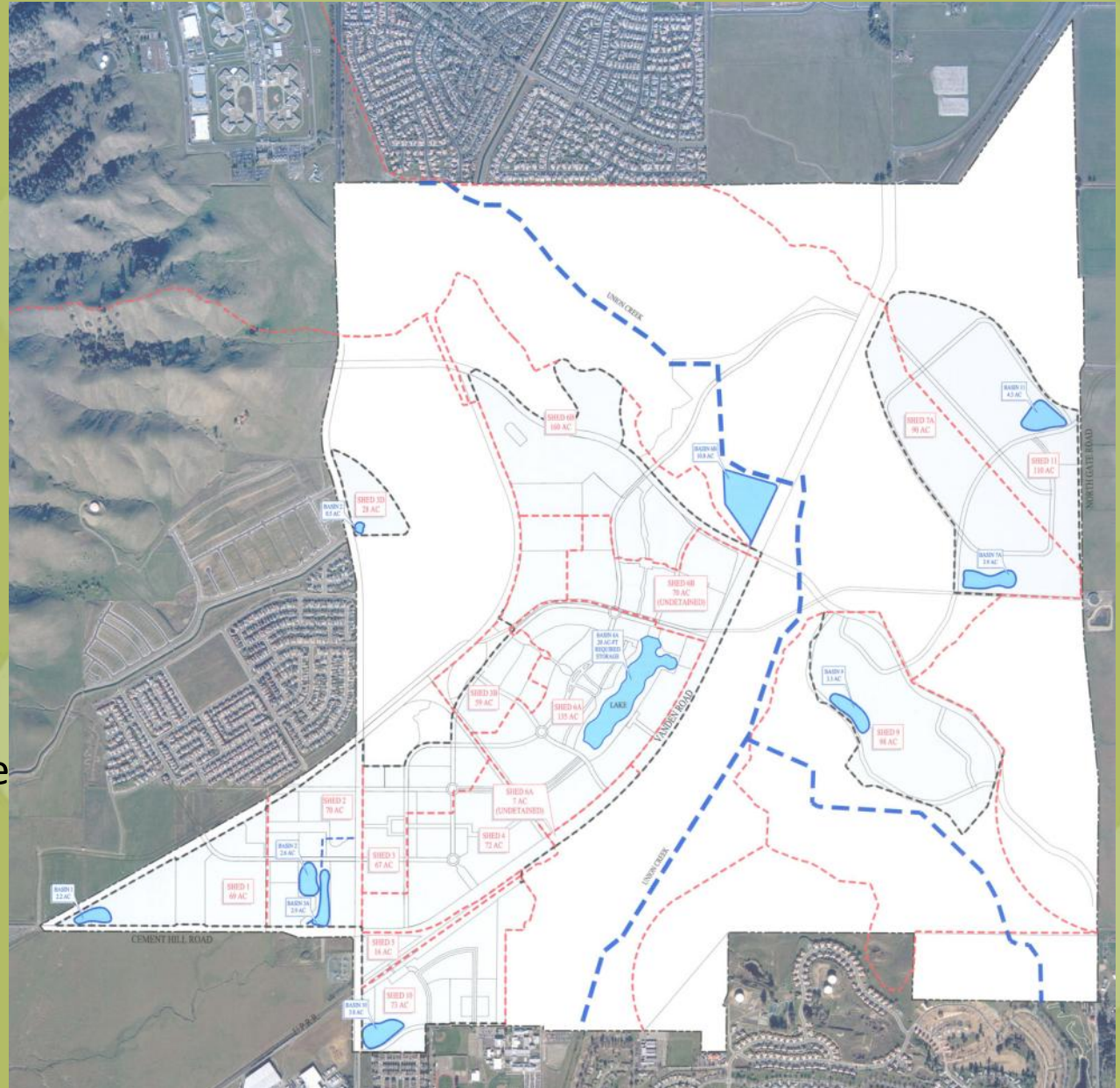
Conceptual Mass Grading

- Earthwork Balance
- Slopes range 0.2 – 5%
- Redevelopment Areas
- Main Lake
- DWR



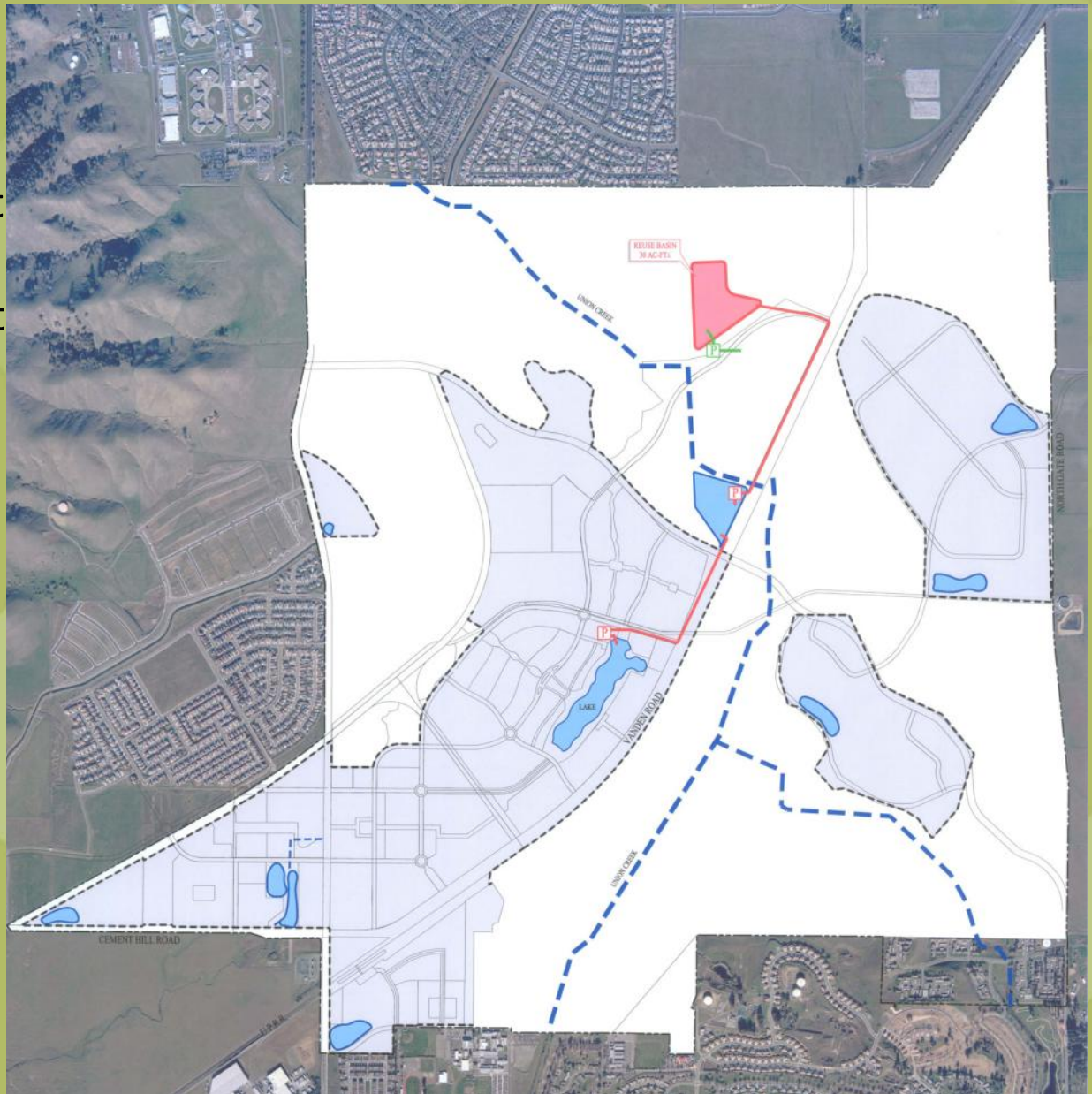
Conceptual Storm Drainage

- Maintain Historical Drainage Patterns
- Increased Peak Flows Detained
- Downstream Capacity
- Municipal Regional Permit Compliance
 - Water Quality Treatment (4% of Dev Area)
 - Hydromodification N/A
 - Stormwater Re-Use



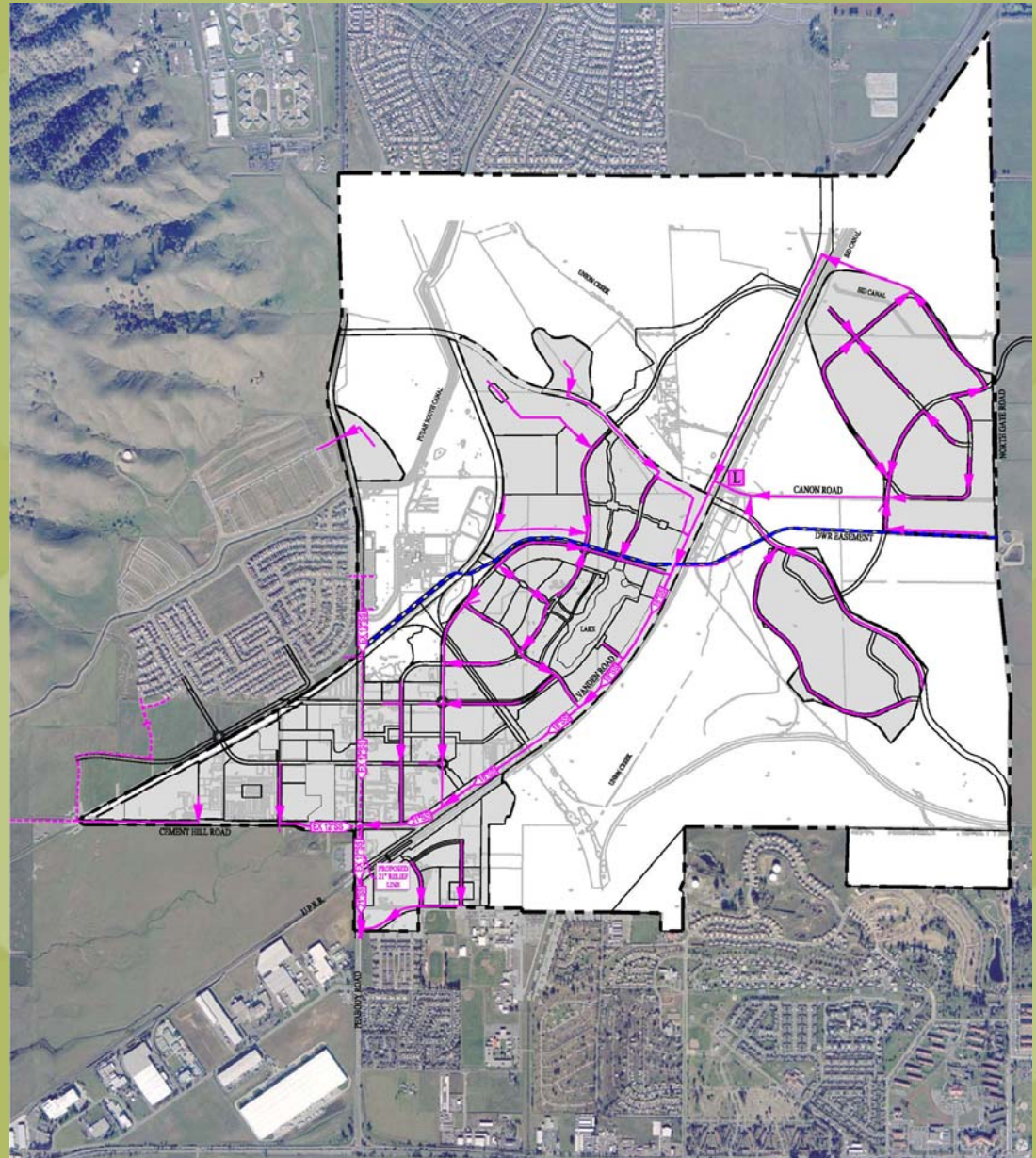
Conceptual Stormwater Re-Use System

- Potential Stormwater Re-Use
 - Priority of new Permit
 - Storage Pond
Prelim size of 30 Ac-Ft
 - Pumping System
 - Re-Use intended for Great Park



Conceptual Sanitary Sewer

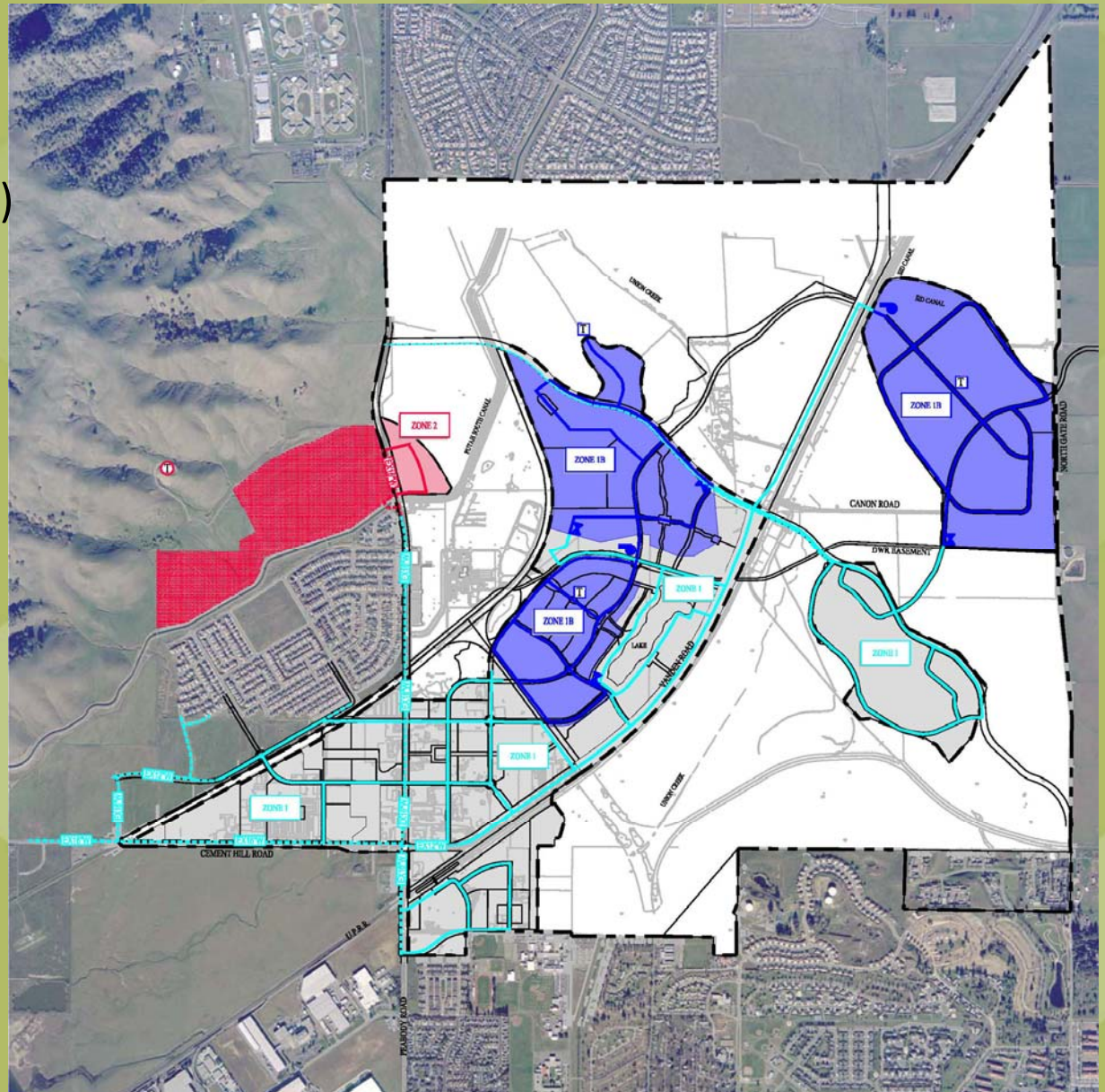
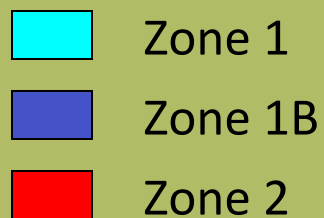
- Peabody Rd “Relief” Pipeline
- Vanden Rd Trunk Main
- DWR Aqueduct / Union Creek Crossing
- Pump Stations
- Capacity of Existing Peabody Rd System



Conceptual Potable Water

- Multiple Service Zones
 - Zone 1 (Up to Elev 100)
 - Zone 1B (Elev 100 – 160)
 - Zone 2
(North of Putah Canal)
- Fire Protection
- Pumps and Tanks

Legend



Specific Plan and EIR Schedule

Northeast Fairfield Specific Plan Schedule Estimate	2010									2011	
	April	May	June	July	August	September	October	November	December	January	February
SP Data Collection / Research											
Goals / Objectives and Specific Plan Vision											
Screencheck Draft Specific Plan											
Landscape Design Guidelines											
Final Draft Specific Plan											
Final Specific Plan											

[illegible]

Guiding Principles: Implementing Policies

- Municipal Services CFD
 - New residential pays for cost of services
- Backbone Infrastructure CFD
 - All new development pays its proportionate share of infrastructure costs
- Fire Station Study
- Consider new redevelopment area

City Council Meeting: April 20

- Direction to proceed with EIR and Specific Plan based on:
 - Guiding Principles and Policies
 - Preliminary Land Plan
- Consider MOU between City and Canon Station